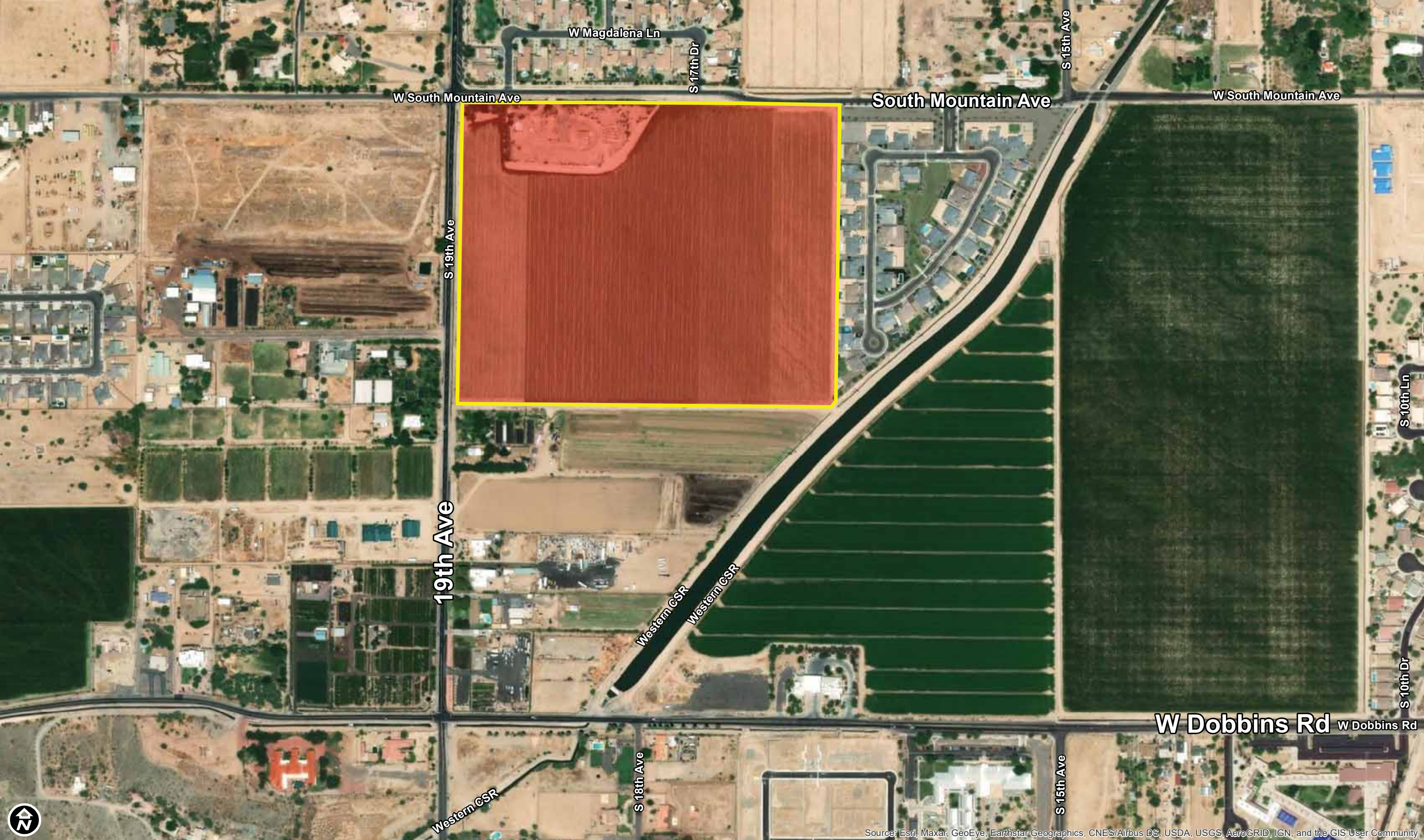


EXCLUSIVE LISTING

KIMURA GARDENS | 149 PLATTED & ENGINEERED LOTS
19th AVE & SOUTH MOUNTAIN AVE | PHOENIX, ARIZONA

LOCATION	Site is located at the Southeast corner of 19 th Ave & South Mountain Ave, Phoenix, Arizona
ACRES	49.65 Gross / 46.7 Net
LOTS	149 Platted & Engineered Lots 3.19 DUA as follows: <ul style="list-style-type: none">• 100 Lots 60' x 130'• 20 Lots 65' x 130'• 29 Lots 75' x 130'
SETBACKS	5' & 5' Side Yard
APPROVED ZONING	R1-10 PRD / City of Phoenix
PURCHASE PRICE	Market Price. Contact Brokers for more details.
SUGGESTED TERMS	Cash. 60-day Feasibility Period with a close of escrow 30-days thereafter
UTILITIES	Water City of Phoenix Sewer City of Phoenix Electric Salt River Project
CONTACT	Grant D. Helgeson, Don McCaul Westland Properties Group
COMMENTS	This is a rare opportunity to purchase a large Platted & Engineered subdivision in the South Mountain submarket. Development Stipulations and Due Diligence are available upon request. Site has single story height restriction. City of Phoenix Laveen East Impact Fees are \$11,062/Lot



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

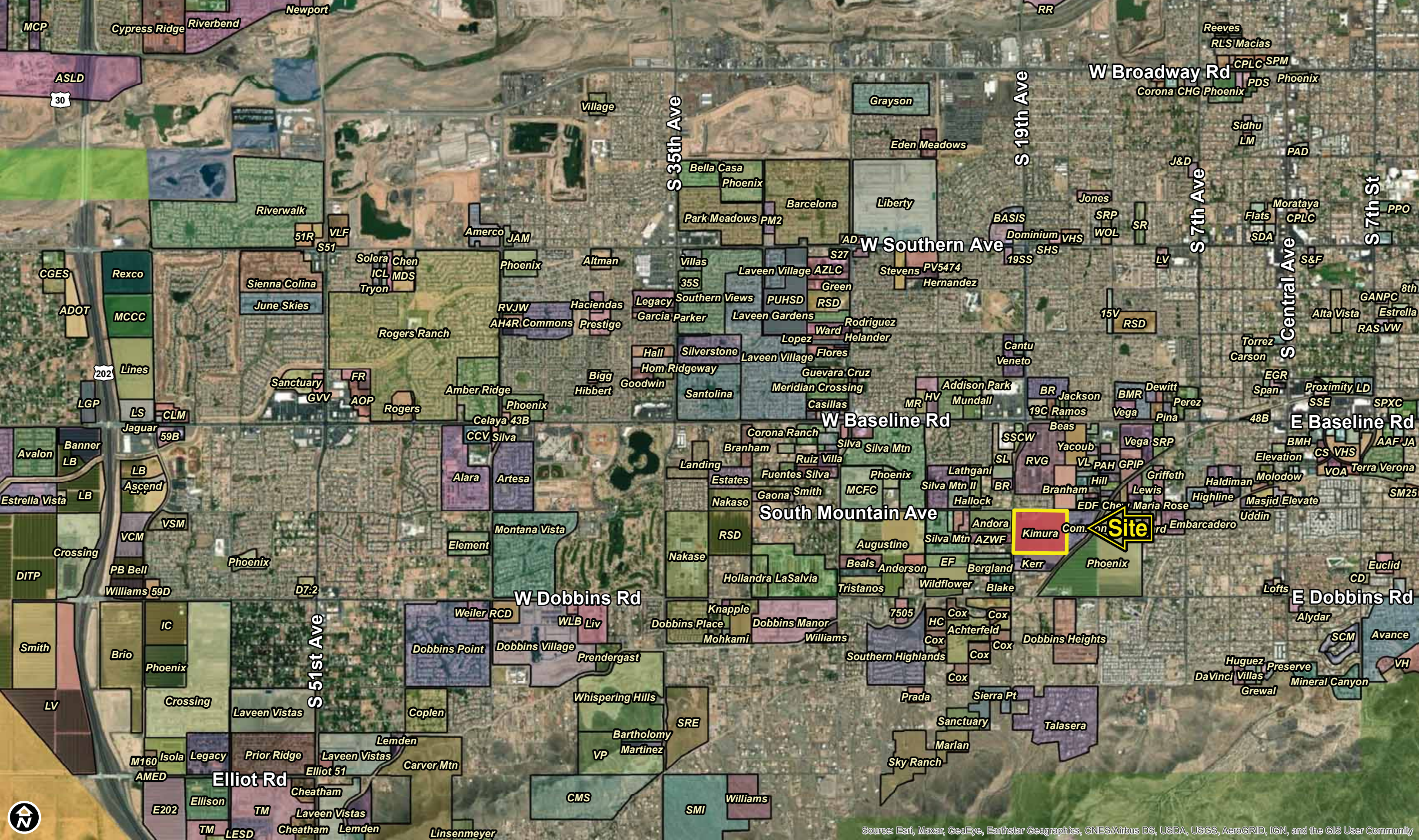


KIMURA GARDENS
±46.7 ACRES | PLANNED FOR 149 LOTS
19th AVE & SOUTH MOUNTAIN AVE
PHOENIX, ARIZONA

Grant D Helgeson, Broker - Direct: (480) 675-5149

Don McCaul, Broker - Direct: (480) 675-5144

WPG | WESTLAND PROPERTIES
GROUP
8141 E Indian Bend Rd, Ste 103 Scottsdale AZ 85250
Tel: (480) 443-8570 / Fax: (480) 443-3736
www.westland-properties.com



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

KIMURA GARDENS
 ±46.7 ACRES | PLANNED FOR 149 LOTS
 19th AVE & SOUTH MOUNTAIN AVE
 PHOENIX, ARIZONA

Grant D Helgeson, Broker - Direct: (480) 675-5149

Don McCaul, Broker - Direct: (480) 675-5144

WPG WESTLAND PROPERTIES
 GROUP
 8141 E Indian Bend Rd, Ste 103 Scottsdale AZ 85250
 Tel: (480) 443-8570 / Fax: (480) 443-3736
 www.westland-properties.com

FINAL PLAT FOR "KIMURA GARDENS"

A DETACHED SINGLE-FAMILY PLANNED RESIDENTIAL DEVELOPMENT (PRD) SUBDIVISION, SUBJECT TO SINGLE-FAMILY DESIGN REVIEW"

A PORTION OF SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF PHOENIX

NOTES

- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, OR WATER EASEMENT EXCEPT AS NOTED BELOW. PAVING AND REMOVABLE TYPE FENCES, WHITENED CONTINUOUS FOOTING, ARE ALLOWED IN PUBLIC UTILITY EASEMENTS, SEWER EASEMENTS, AND WATER EASEMENTS WITH APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT. NO VEGETATION SHALL BE PLANTED WITHIN ANY EASEMENT WITHOUT PRIOR APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT. LANDSCAPE ARCHITECT, PUBLIC SANITARY SEWER OR WATER MAINS SHALL BE PLACED IN THE APPROPRIATE WATER AND SEWER EASEMENT. WATER MAINS THAT ARE PLACED WITHIN AN EASEMENT ARE REQUIRED TO BE DUCTILE IRON PIPE PER THE WATER SERVICES DEPARTMENT "DESIGN STANDARDS FOR WATER DISTRIBUTION MAIN". IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, OR REPAIR, THE CITY OF PHOENIX MAY, BUT IS NOT REQUIRED TO, CONSTRUCT AND/OR MAINTAIN, AT ITS SOLE DISCRETION, DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE DRAINAGE EASEMENTS.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
- STRUCTURES AND LANDSCAPING AT INTERSECTIONS OF ARTERIAL AND LOCAL STREETS WITHIN A TRIANGLE MEASURING 33' ALONG THE PROPERTY LINE OF THE ARTERIAL STREET AND 15' ALONG THE PROPERTY LINE OF THE LOCAL STREET WILL BE MAINTAINED AT MAXIMUM HEIGHT OF THREE FEET (3').
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 10'X20' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT THE MAXIMUM HEIGHT OF 3'.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS.
- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 149 DWELLINGS WITHIN THE ENTIRE SUBDIVISION.

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS: NEWCASTLE DEVELOPMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "KIMURA GARDENS", A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "KIMURA GARDENS", A PLANNED RESIDENTIAL DEVELOPMENT SUBDIVISION AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. NEWCASTLE DEVELOPMENT LLC, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT INCLUDED IN THE ABOVE DESCRIBED PREMISES.

THE TRACTS "A THROUGH P" ARE HEREBY DECLARED AS COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. AN EASEMENT FOR DRAINAGE IS HEREBY DEDICATED OVER TRACTS "H" AS SHOWN ON SAID PLAT.

OWNER(S) APPROVAL

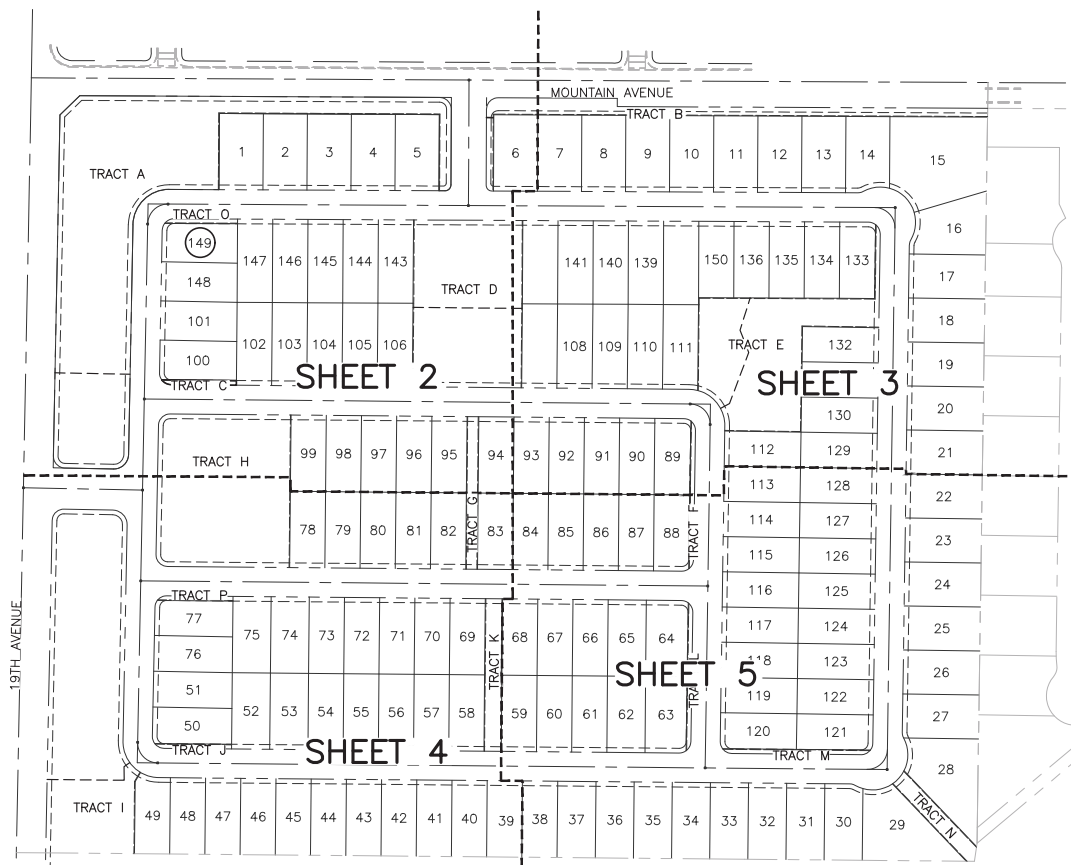
IN WITNESS WHEREOF, NEWCASTLE DEVELOPMENT, LLC, AN ARIZONA _____ AS OWNER, HAS HEREUNDER CAUSED _____ ITS _____ SAME TO BE ATTESTED BY THE SIGNATURE OF _____ ITS _____ THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 20____.

OWNER/AUTHORIZED SIGNER _____ DATE _____

CERTIFICATION STATEMENT

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF _____, 20____; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

COLIN D. HARVEY _____ DATE _____
ARIZONA R.L.S. 42017



KEY MAP

ACKNOWLEDGMENT STATEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME THIS _____ DAY OF _____, 20____, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE _____ OF _____, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT AS _____, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

EXPIRES

UTILITY CONFLICT REVIEW

UTILITY	COMPANY	DATE SENT	DATE RECEIVED	REPRESENTATIVE
IRRIGATION	SALT RIVER PROJECT	09/30/2022	11/07/2022	JESSICA MILES
TELEPHONE	CENTURY LINK	09/30/2022	10/18/2022	KEVIN WAGNER
CABLE TV	COX COMMUNICATIONS	09/30/2022	10/27/2022	NOT SPECIFIED
GAS	SOUTHWEST GAS	09/30/2022	12/01/2022	FARNAZ NASR
ELECTRIC	SALT RIVER PROJECT	09/30/2022	11/07/2022	JESSICA MILES

LEGEND

---	BOUNDARY
---	CENTERLINE
---	RIGHT-OF-WAY
---	LOT LINE
---	EASEMENT
---	EX. ASPHALT
---	EX. RIGHT-OF-WAY
---	MATCH LINE
○	BRASS CAP IN HANDHOLE
○	BRASS CAP
○	CONCRETE NAIL
○	RIGHT-OF-WAY
○	PUE
○	PUBLIC UTILITY EASEMENT
○	VNAE
○	VEHICULAR NON-ACCESS EASEMENT

SHEET INDEX

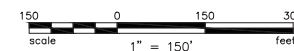
- COVER SHEET
- 3, 4 & 5...FINAL PLAT

SITE DATA

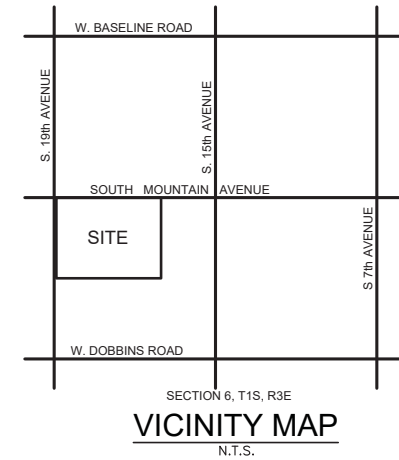
GROSS AREA: 2,162,701 SF (49.65 AC)
NET AREA: 2,036,750 SF (46.76 AC)
LOTS: 149 LOTS

SITE ADDRESS

1835 W. SOUTH MOUNTAIN AVENUE, PHOENIX, AZ. 85041



TRACT	ACRES	AREA SQ. FT.	DESCRIPTION OF USE
TRACT A	2.72	118500.08	OPEN SPACE / LANDSCAPING / DRAINAGE EASEMENT
TRACT B	0.33	14414.52	OPEN SPACE / LANDSCAPING
TRACT C	0.02	979.51	OPEN SPACE / LANDSCAPING
TRACT D	1.22	53067.20	OPEN SPACE / LANDSCAPING / DRAINAGE EASEMENT
TRACT E	1.04	45217.77	OPEN SPACE / LANDSCAPING / DRAINAGE EASEMENT
TRACT F	0.04	1939.59	OPEN SPACE / LANDSCAPING
TRACT G	0.12	5200.00	OPEN SPACE / LANDSCAPING
TRACT H	1.35	58834.88	OPEN SPACE / LANDSCAPING
TRACT I	1.80	78523.09	OPEN SPACE / LANDSCAPING / DRAINAGE EASEMENT
TRACT J	0.02	1010.63	OPEN SPACE / LANDSCAPING
TRACT K	0.18	7660.18	OPEN SPACE / LANDSCAPING
TRACT L	0.04	1938.94	OPEN SPACE / LANDSCAPING
TRACT M	0.04	1938.94	OPEN SPACE / LANDSCAPING
TRACT N	0.13	5553.00	OPEN SPACE / LANDSCAPING
TRACT O	0.02	955.37	OPEN SPACE / LANDSCAPING
TRACT P	0.02	992.46	OPEN SPACE / LANDSCAPING



OWNER / DEVELOPER

NEWCASTLE DEVELOPMENT, LLC
6628 E. BASELINE ROAD
SUITE 102
MESA, AZ. 85206

SURVEYOR

HARVEY LAND SURVEYING, INC.
P.O. BOX 10772
CASA GRANDE, AZ 85130
PHONE: (520) 876-4786
E-MAIL: COLEHARVEY@HARVEYSURVEYING.COM

ASSESSORS PARCEL NUMBER

A.P.N: 300-49-004
300-49-005
300-49-003C

BASIS OF BEARING

THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, T.1S., R.3E., G.&S.R.B.&M. WHICH BEARING N 89° 43' 11" WEST, AS SHOWN ON THE FINAL PLAT OF "THE COMMONS AT SOUTH MOUNTAIN" RECORDED IN BOOK 905, PAGE 34, MARICOPA COUNTY RECORDS.

APPROVALS

APPROVED BY: _____ DATE _____
PLANNING AND DEVELOPMENT DEPARTMENT

APPROVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA ON THIS _____ DAY OF _____, 20____.

ATTEST: _____ DATE _____
CITY CLERK

Harvey Land Surveying, Inc.
461 E. Dartmouth Dr.
Casa Grande, Arizona 85122
(520) 876-0212

COVER SHEET
KIMURA GARDENS
CITY OF PHOENIX, AZ 85041

Job No.: 0020210010080
Drawn By:
Checked: DB



JOB NO.
202110020

FINAL PLAT

SHEET NO.

1

1 OF 5

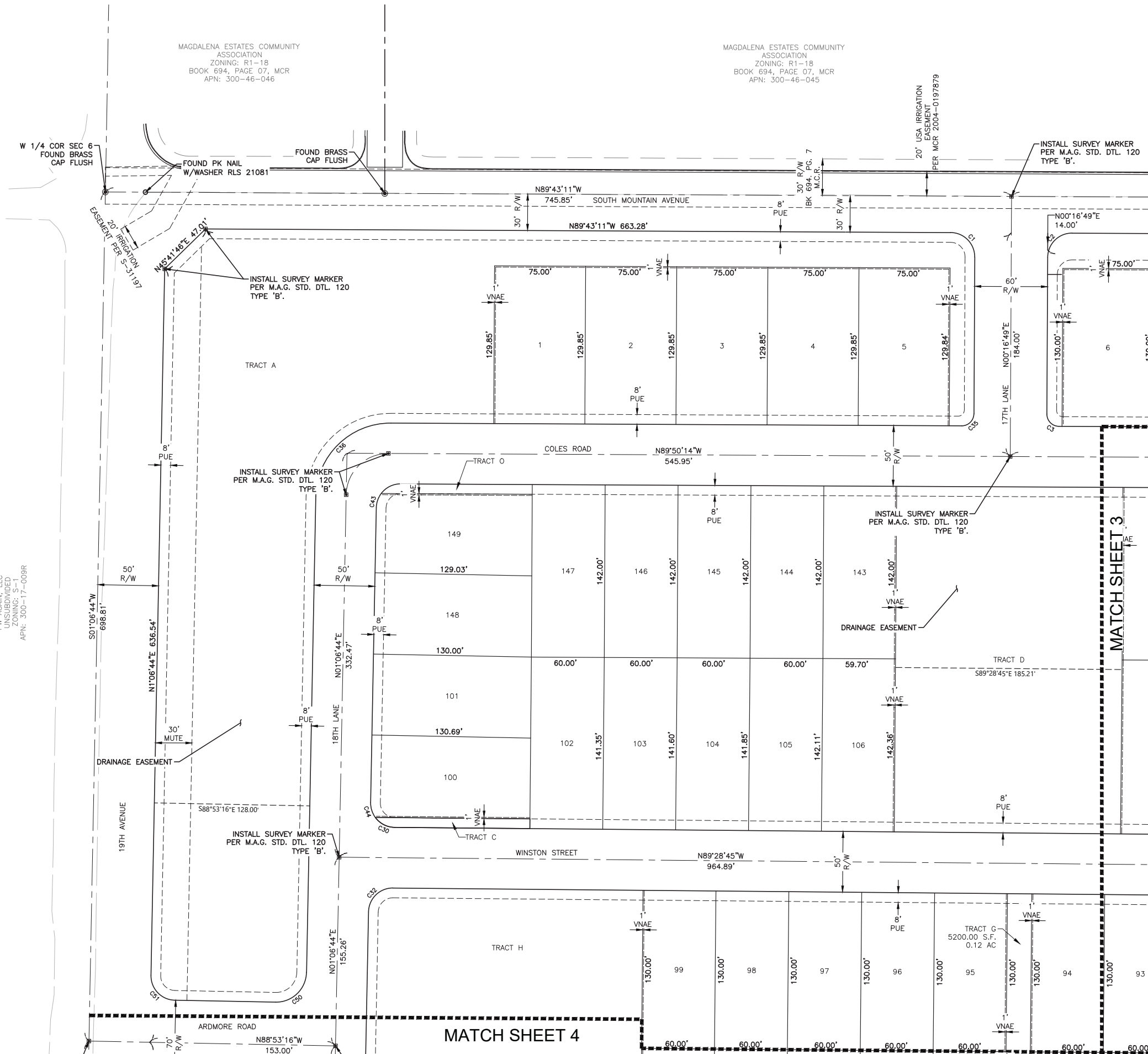
KIVA# 21-419
PLAT#220101
Q.S.# 02-25

C:\Users\lbrundag\Shared Drive\Synology\pva\2021\0202110020\KIMURA GARDENS\DWG\CIVIL\FINAL PLAT\FINAL PLAT1.dwg, 08/09/2023 1:01:47 PM

PW AGAIN, LLC
UNSUBDIVIDED
ZONING: S-1
APN: 300-17-009R

MAGDALENA ESTATES COMMUNITY ASSOCIATION
ZONING: R1-18
BOOK 694, PAGE 07, MCR
APN: 300-46-046

MAGDALENA ESTATES COMMUNITY ASSOCIATION
ZONING: R1-18
BOOK 694, PAGE 07, MCR
APN: 300-46-045



LEGEND

- BOUNDARY
 - - - CENTERLINE
 - RIGHT-OF-WAY
 - LOT LINE
 - EASEMENT
 - EX. ASPHALT
 - EX. RIGHT-OF-WAY
 - MATCH LINE
 - BRASS CAP IN HANDHOLE
 - BRASS CAP
 - CONCRETE NAIL
 - RIGHT-OF-WAY
 - VEHICULAR NON-ACCESS EASEMENT
 - PUBLIC UTILITY EASEMENT
 - MULTI USE TRAIL EASEMENT
- R/W
 - VNAE
 - PUE
 - MUTE

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	31.42	20.00	90.00	28.28
C2	31.42	20.00	90.00	28.28
C3	15.71	10.00	90.00	14.14
C30	18.55	20.00	53.13	17.89
C32	31.21	20.00	89.41	28.14
C35	15.71	10.00	90.00	14.14
C36	95.84	61.58	89.17	86.45
C43	12.58	20.00	36.04	12.37
C44	13.08	20.00	37.46	12.84
C50	39.27	25.00	90.00	35.36
C51	31.42	20.00	90.00	28.28

Harvey Land Surveying, Inc.
461 E. Dartmouth Dr.
Casa Grande, Arizona 85122
(520) 876-0212

FINAL PLAT
KIMURA GARDENS
CITY OF PHOENIX, AZ 85041

Job No.: 0020210010080
Drawn By:
Checked: DB



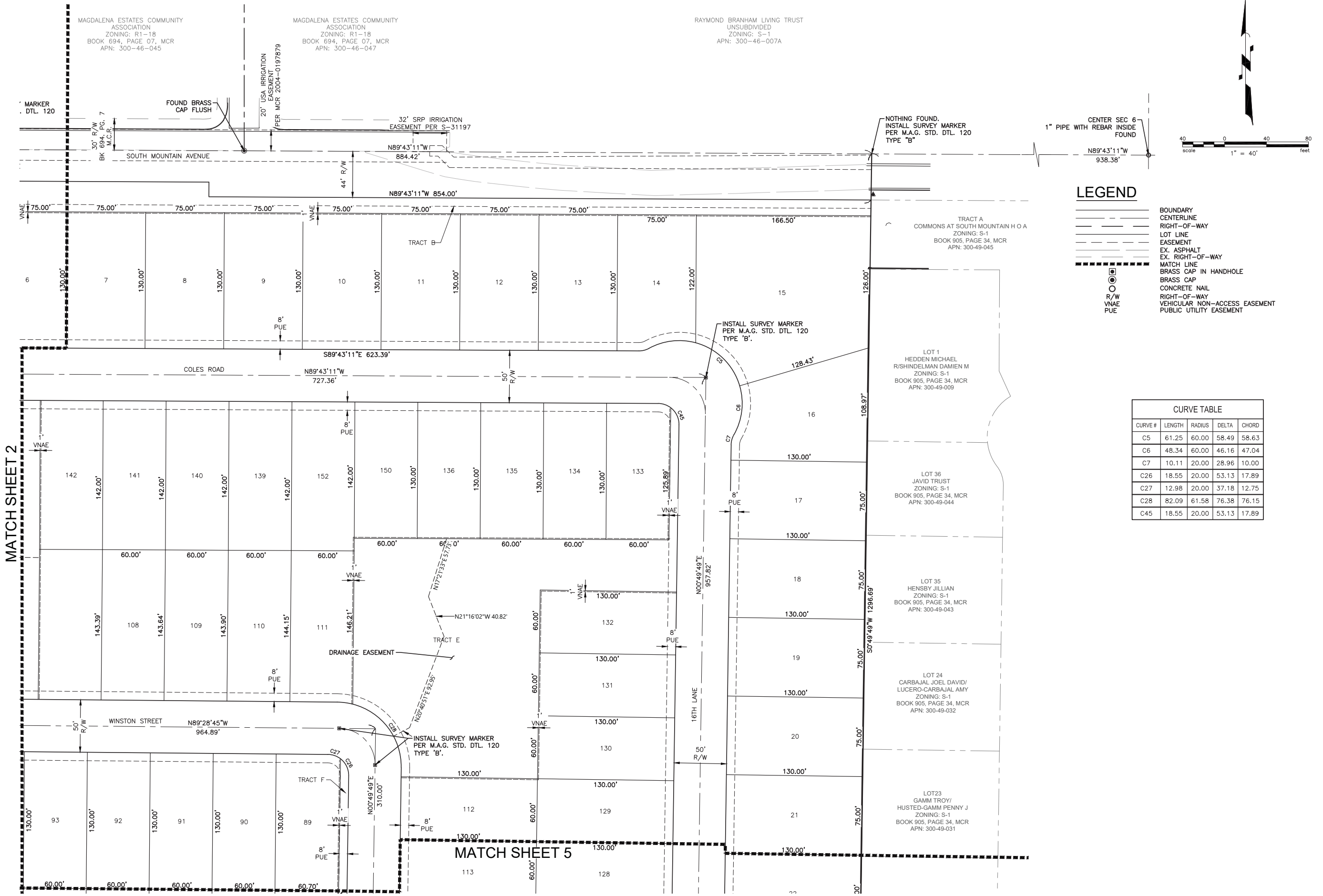
JOB NO.
202110020

SHEET NO.
2

2 OF 5

KIVA# 21-419
PLAT# 220101
Q.S.# 02-25

C:\Users\lbrundeg\Shared Drive\Synology\Private\2021\0202110020\KIMURA GARDENS\DWG\CIVIL\FINAL\PLAT\FINAL PLAT01.dwg, 09/09/2023 1:02:04 PM



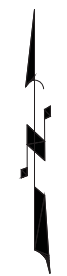
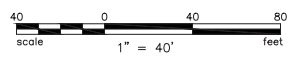
MATCH SHEET 2

MATCH SHEET 5

LEGEND

- BOUNDARY
- - - CENTERLINE
- RIGHT-OF-WAY
- LOT LINE
- EASEMENT
- EX. ASPHALT
- EX. RIGHT-OF-WAY
- MATCH LINE
- BRASS CAP IN HANDHOLE
- BRASS CAP
- CONCRETE NAIL
- RIGHT-OF-WAY
- VEHICULAR NON-ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C5	61.25	60.00	58.49	58.63
C6	48.34	60.00	46.16	47.04
C7	10.11	20.00	28.96	10.00
C26	18.55	20.00	53.13	17.89
C27	12.98	20.00	37.18	12.75
C28	82.09	61.58	76.38	76.15
C45	18.55	20.00	53.13	17.89



Harvey Land Surveying, Inc.
 461 E. Dartmouth Dr.
 Casa Grande, Arizona 85122
 (520) 876-0212

REVISIONS:

FINAL PLAT
 PROJECT: KIMURA GARDENS
 CITY OF PHOENIX, AZ 85041

Job No.: 0020210010080
 Drawn By:
 Checked: DB



CIVIL ENGINEERING SURVEYING
 CERTIFICATE NO. 42017
 COLIN D. HARVEY
 ARIZONA, U.S.A.

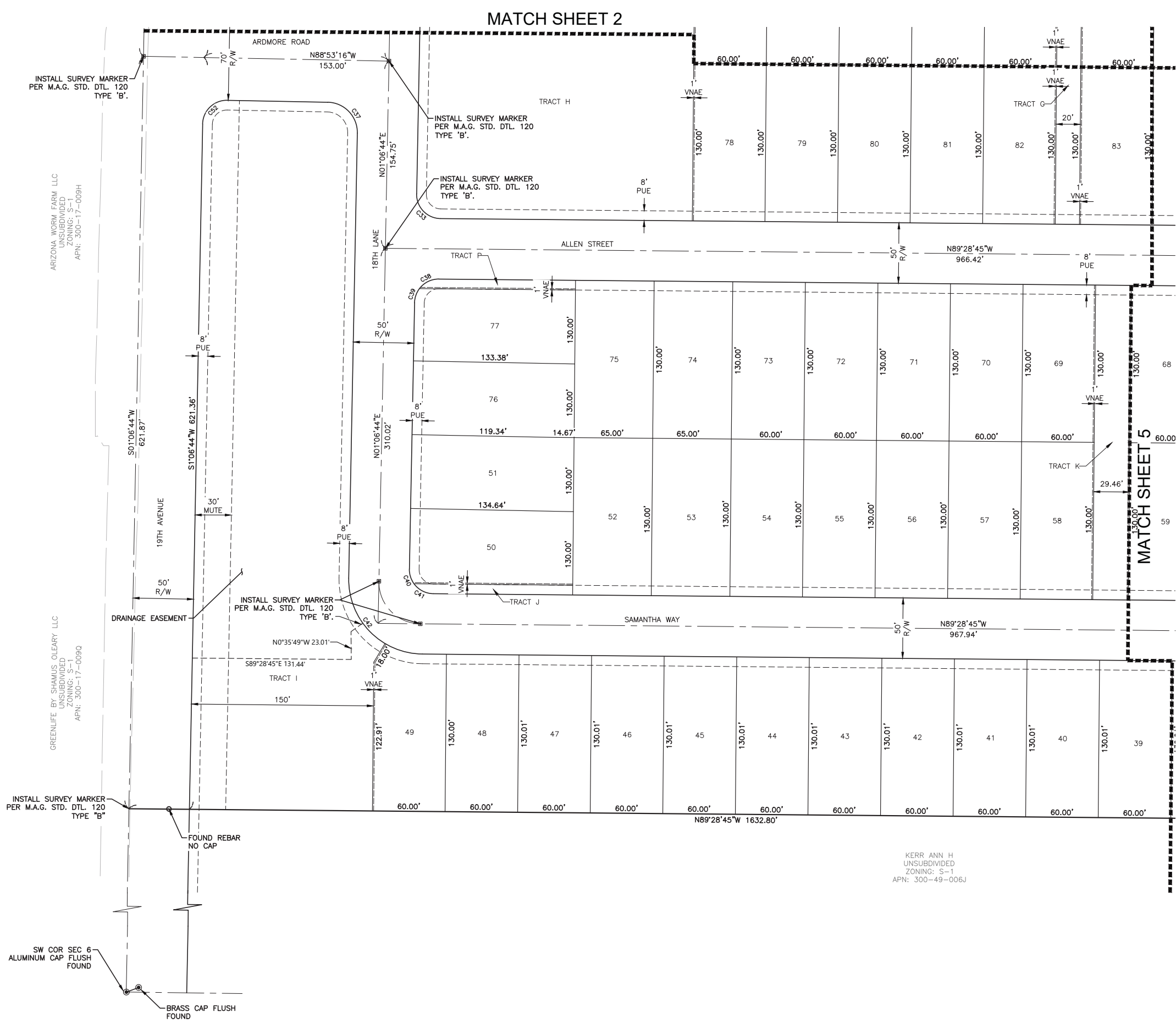
JOB NO. 202110020

SHEET NO. 3

3 OF 5

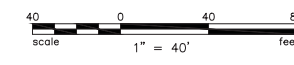
KVA# 21-419
 PLAT# 220101
 Q.S.# 02-25

C:\Users\lbrundeg\Shared Drive\Synology\Private\2021\0202110020\KIMURA GARDENS\DWG\CIVIL\FINAL\PLAT\FINAL PLAT01.dwg, 09/09/2023 1:02:18 PM



MATCH SHEET 2

MATCH SHEET 5



LEGEND

- BOUNDARY
- - - CENTERLINE
- - - RIGHT-OF-WAY
- - - LOT LINE
- - - EASEMENT
- - - EX. ASPHALT
- - - EX. RIGHT-OF-WAY
- - - MATCH LINE
- BRASS CAP IN HANDHOLE
- BRASS CAP
- CONCRETE NAIL
- RIGHT-OF-WAY
- VEHICULAR NON-ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C33	31.62	20.00	90.59	28.43
C37	39.27	25.00	90.00	35.36
C38	18.55	20.00	53.13	17.89
C39	12.66	20.00	36.28	12.45
C40	13.08	20.00	37.46	12.84
C41	18.55	20.00	53.13	17.89
C42	97.37	61.58	90.59	87.54
C52	31.42	20.00	90.00	28.28

Harvey Land Surveying, Inc.
461 E. Dartmouth Dr.
Casa Grande, Arizona 85122
(520) 876-0212

REVISIONS:

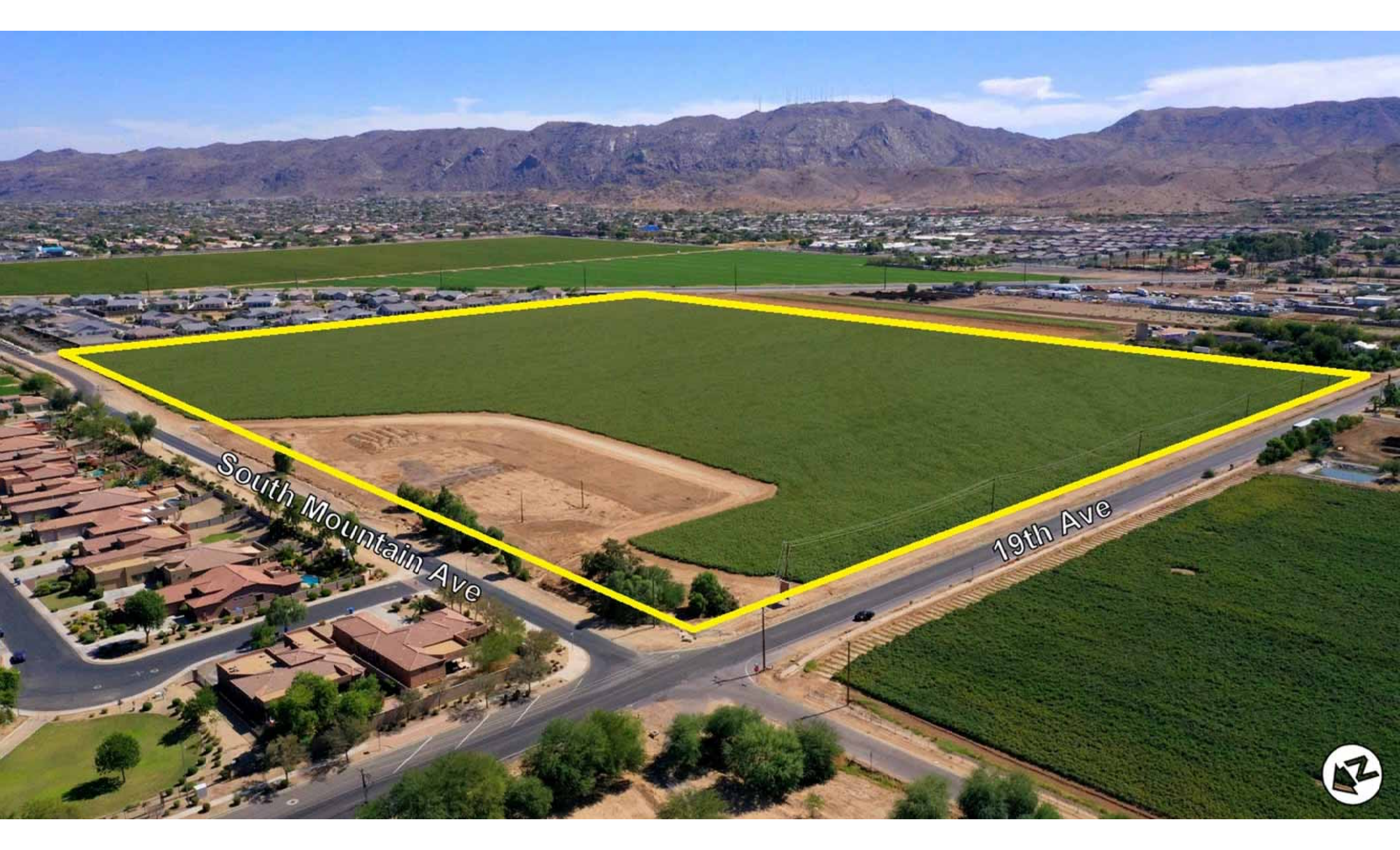
FINAL PLAT
KIMURA GARDENS
CITY OF PHOENIX, AZ 85041

Job No.:	0020210010080
Drawn By:	DB
Checked:	DB



JOB NO.
202110020

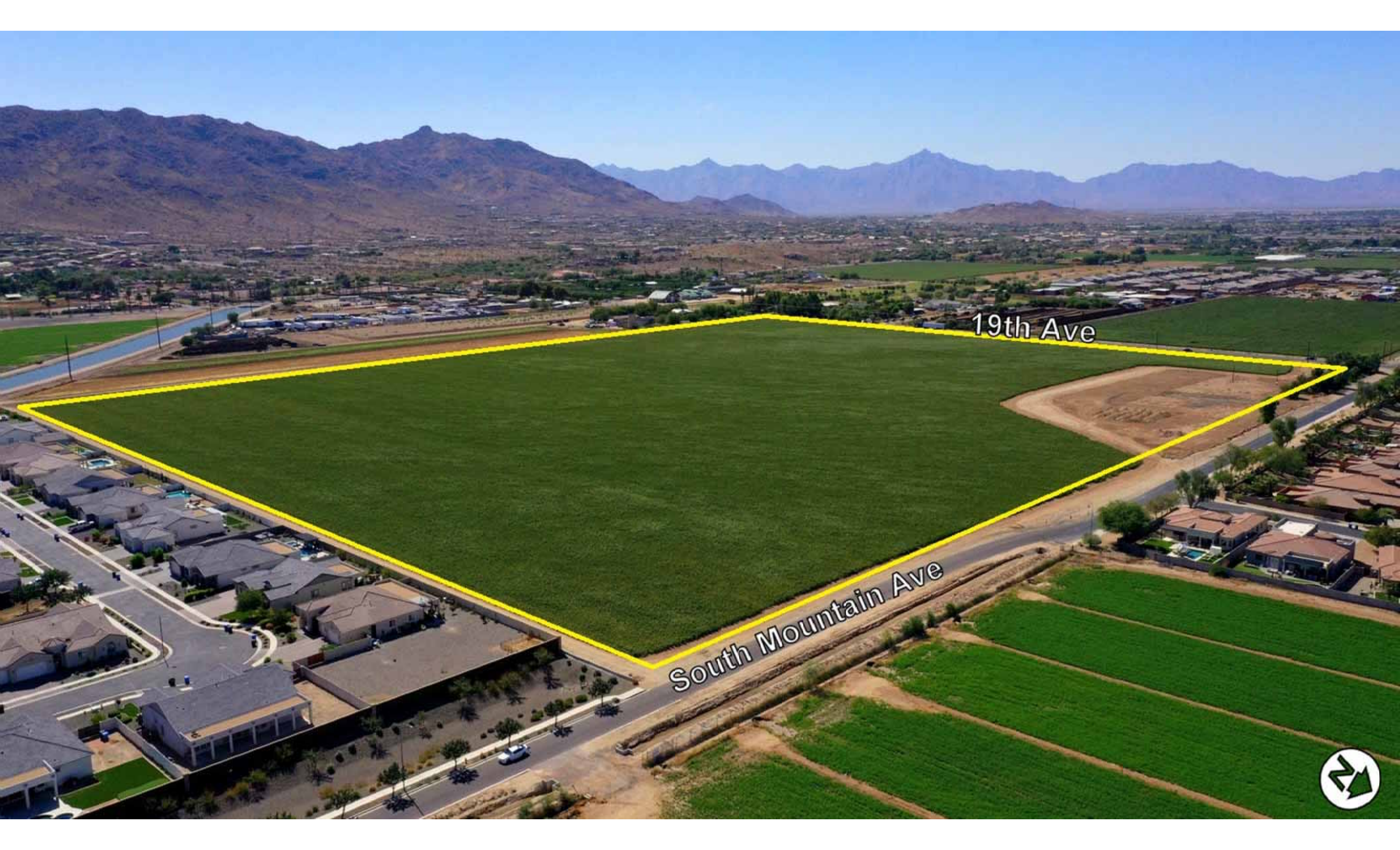
SHEET NO.
4
4 OF 5



South Mountain Ave

19th Ave





19th Ave

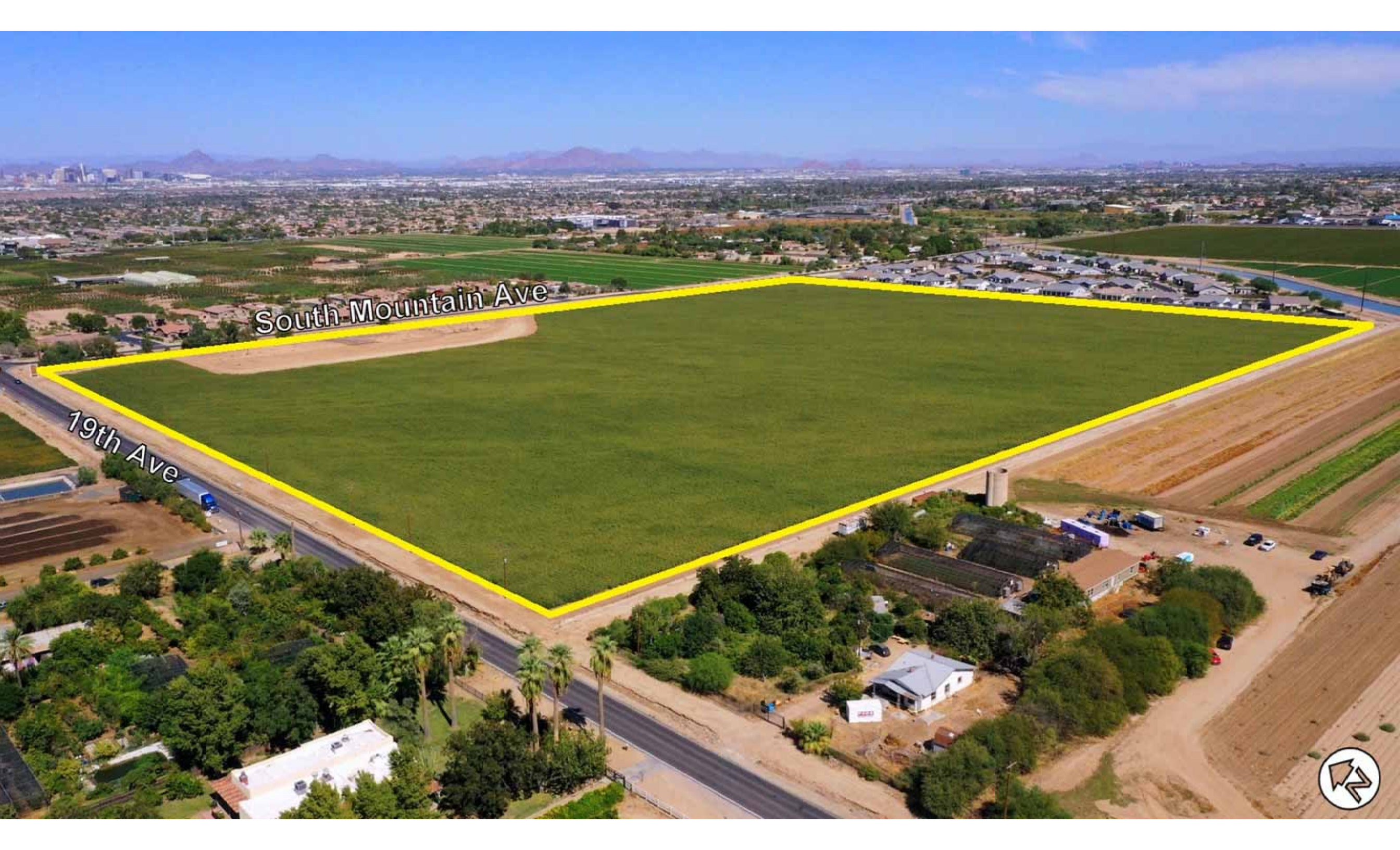
South Mountain Ave



19th Ave

South Mountain Ave





South Mountain Ave

19th Ave

